

UNIT 1A, ROSSWAY BUSINESS PARK, WHARF APPROACH,  
ALDRIDGE ROAD, WALSALL, WEST MIDLANDS, WS9 8BX



## TO LET

### BUSINESS PARK/TRADE COUNTER/ WAREHOUSE ACCOMMODATION

**2,400 sq.ft/222.96 sq.m**

- Substantial, electrically operated, “up & over” door access.
- Allocated, off-street car parking.
- Portal framed – apex height 25ft/7.62 metres.
- Overhead gas radiant heaters.
- Kitchen & toilet facilities.
- First floor office accommodation
- Excellent natural light.



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## LOCATION

Rossway Business Park enjoys an extensive frontage onto Wharf Approach, adjoining the inter-section with Dumblederry Lane, located within close proximity to Anchorbrook Business Park/outskirts of Aldridge Town Centre.

Aldridge is situated approximately 3 miles north east of Walsall, 5 miles north west of Sutton Coldfield/Little Aston and approximately 10 miles due north of Birmingham City Centre.

Access to the national motorway network is provided by Junction 7 of the M6 Motorway (circa 4.5 miles due south).

Junction 7 adjoins the main inter-section of M5 & M6 Motorways (Rayhall Interchange).

## DESCRIPTION

Rossway Business Park provides high quality, portal framed, ground floor, trade counter/business park/office/warehouse accommodation (developed circa 2008).

Unit 1a comprises a mid-terraced warehouse facility, including ancillary office/kitchen/toilet facilities.

Advantages include;

- Electrically operated "up & over" access door (width **12ft/3.65 metres** – height **14ft/4.27 metres**)
- Overhead gas radiant heaters
- Portal framed – apex height circa **25ft/7.62 metres**.
- Excellent natural light.
- Allocated off-street car parking.
- Sodium lighting.

## ACCOMMODATION

**2,400 sq.ft/222.96 sq.m**

## TENURE

The unit is available on the basis of a 5 year, FRI lease agreement (via service charge).

## RENTAL

**£15,000 per annum exclusive.**

## VAT

VAT is applicable.

## RENTAL PAYMENTS

Either quarterly in advance or monthly in advance by Standing Order.

## ANNUAL SERVICE CHARGE

£1,700.

## INSURANCE PREMIUM

£400 per annum.

## VAT

VAT is applicable.

## BUSINESS RATES

Rateable Value : £11,000

Rates Payable circa : £5,400

**It is important to note that Small Business Rates Relief may apply.**

## MAINS SUPPLIES

The property has the advantage of a three phase electrical supply, gas, water & drainage.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

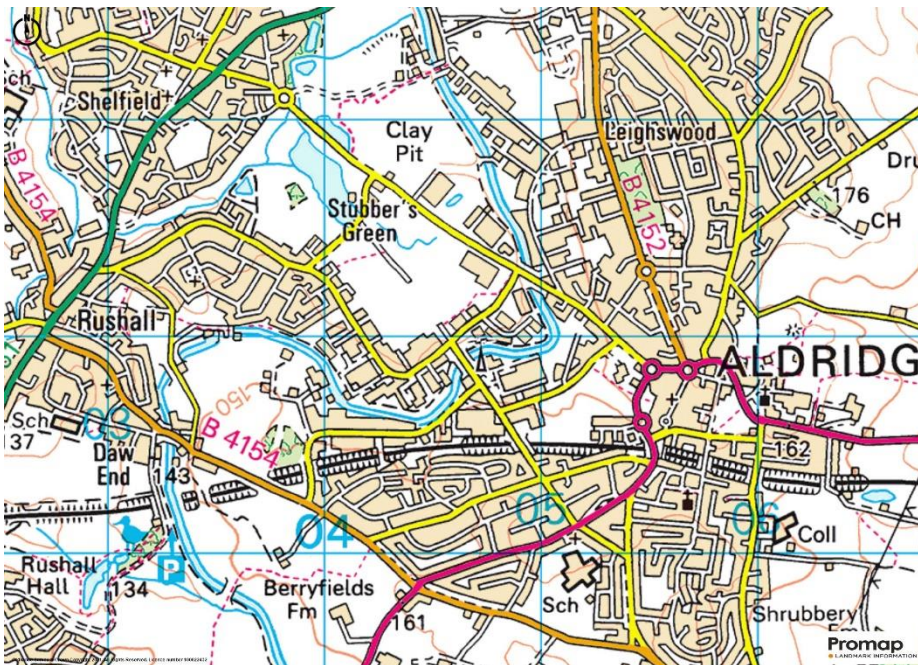
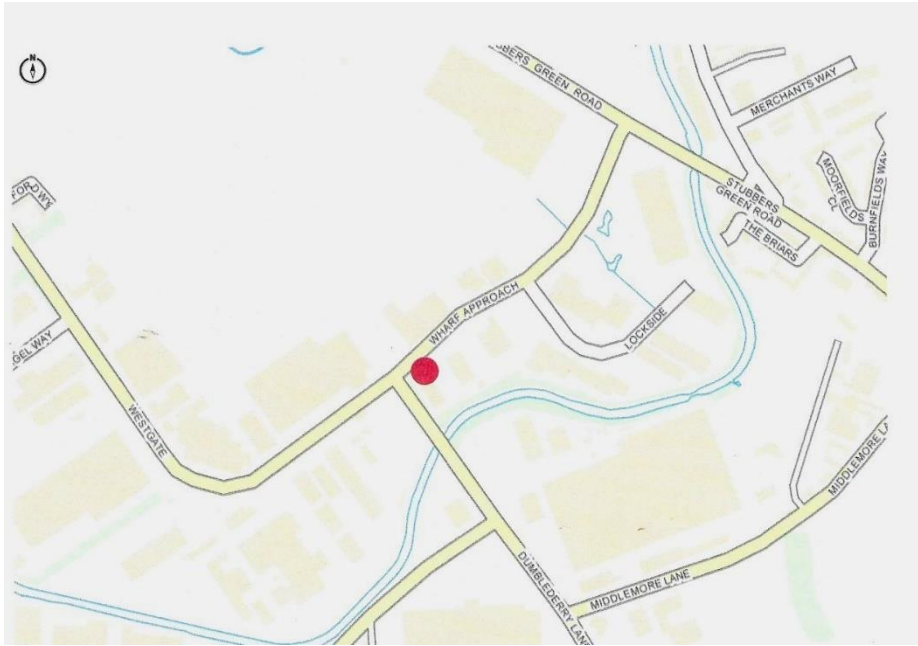
## **For More Information Contact:**

Robert Taylor BSc MRICS

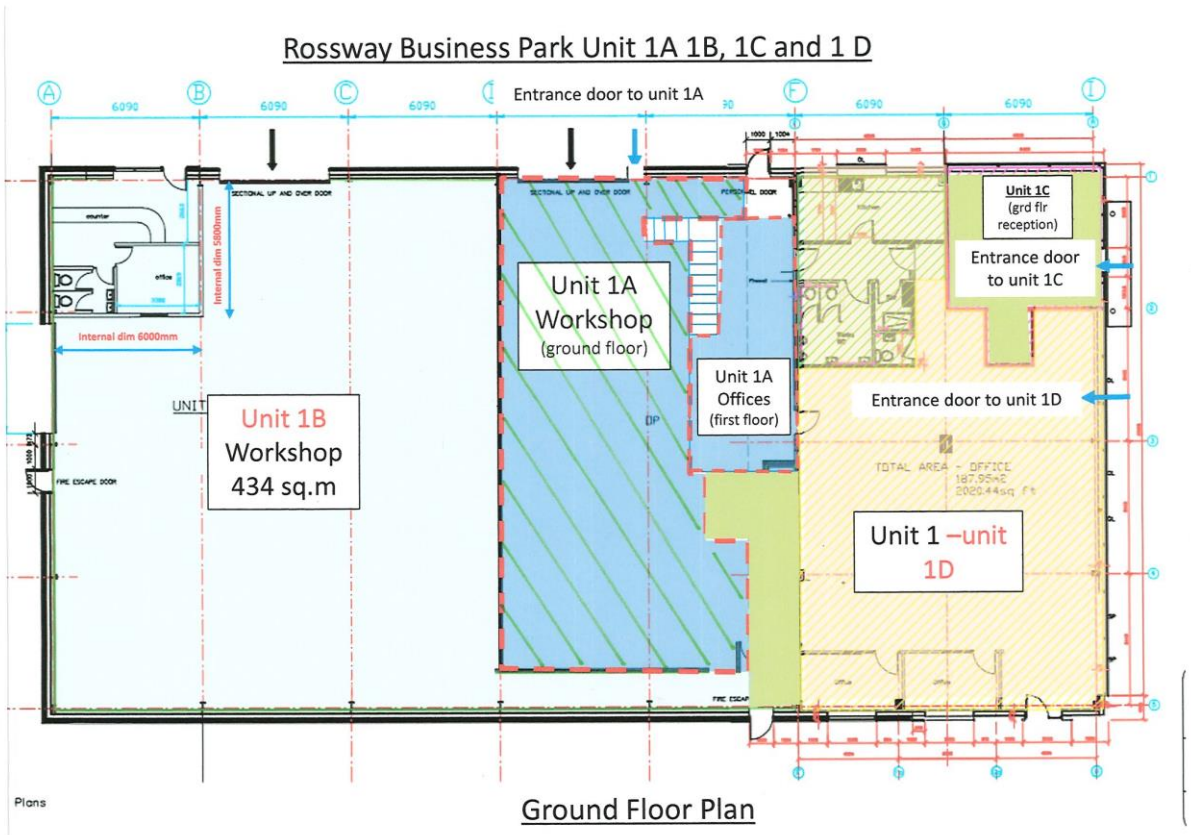
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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.